Canavese Case
Via Torino 16/E - 10082 Cuorgnè (TO)
+390124666938

Shed for sale in Borgofranco d'Ivrea

€ 900.000

Ref. MA_11.4



6.800 sq.m.

Industrial complex with a large covered and uncovered area, located not far from the sports center of Borgofranco, towards Andrate. The extensive and articulated property is accessed through a double driveway entrance, both equipped with automated gates. On the private land, there is a plant of about 5,000 square meters covered, including office spaces, a cafeteria, and changing rooms, in addition to a residential building on two floors, independent, used as the caretaker's residence. The last activity hosted was involved in the production of precision mechanical parts and was active until 2014, ensuring functional plants and components. In particular, the electrical system, as well as the fume extraction system, are regularly up to standard; there is a centralized system for distributing compressed air and emulsifying oil with a recycling system, a heating and cooling system, and also the flooring of the production area has been leveled and made suitable to support machine tools. Changing rooms for employees, with showers and facilities, a comfortable equipped cafeteria, and office spaces are also present. The covered production area covers an area of â€‹â€‹about 1,700 square meters with a height of 7.75 meters. The adjacent storage area has a height of 6.5 meters and is about 3,000 square meters. On the first floor, there are additional office spaces and areas to be used for another 500 square meters. Warehouses and ancillary rooms complete the industrial area. A few steps away, an independent house has also been built, about two hundred square meters on two levels, ideal for use as the caretaker's residence. Externally, the private area extends for about 4,000 square meters, allowing for a comfortable maneuvering area even for large vehicles, in addition to another approximately 11,000 square meters of adjacent buildable land.

Certification

Energy Class: N/A - Not applicable

Features

Code: MA_11.4	Reason: Sale
Categoria: Shed	Address: via marconi, 77
Zip Code: 10013	Municipality: Borgofranco d'Ivrea
Total Square Meters: 6.800 sq.m.	State of Preservation: Be Restored
Water for industrial use	Purifiers
Antifire	Air-Conditioned
Alarm	Outdoor Area
Driveway	Enclosure
Electricity : Connected	

Nearby

Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Railway Station	Public Transport
Nursery school	Elementary Schools
Secondary school	Cafe
Post Offices	Municipal Offices













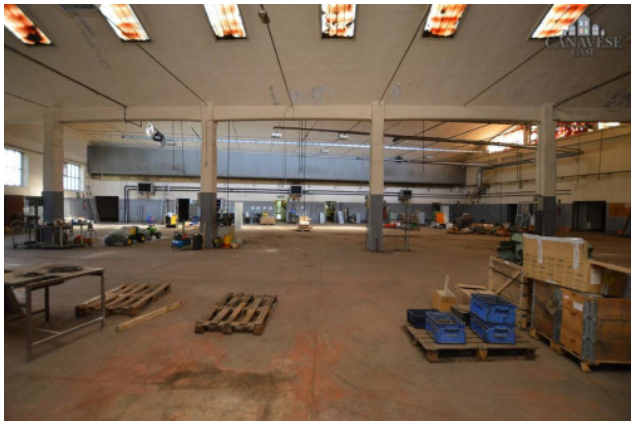




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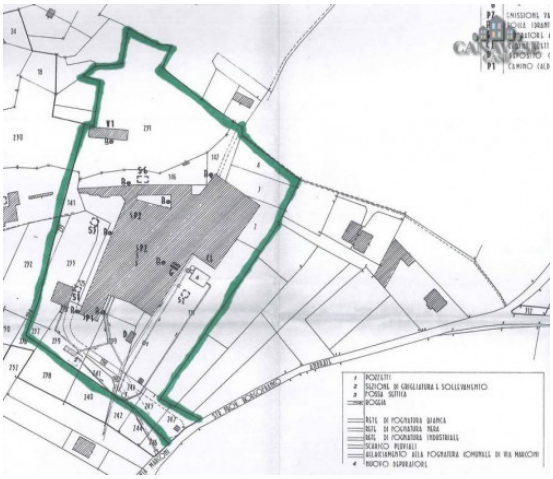
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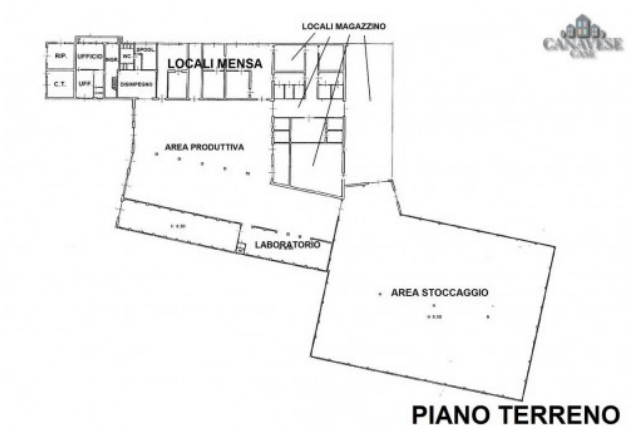


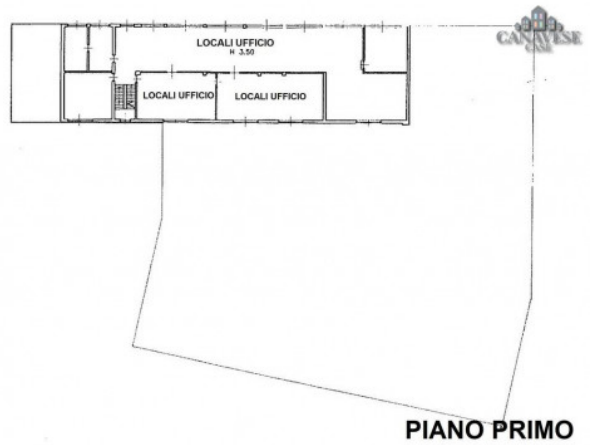


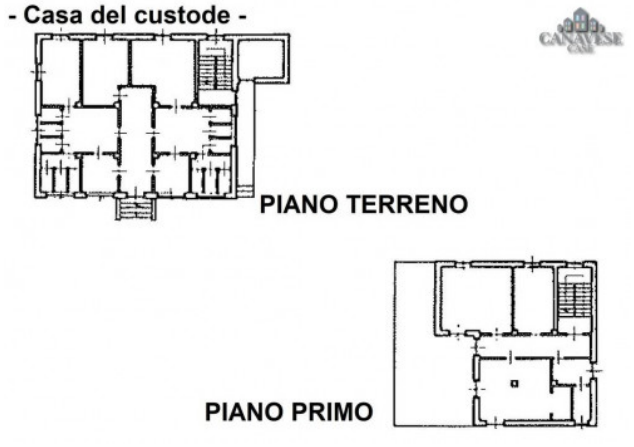




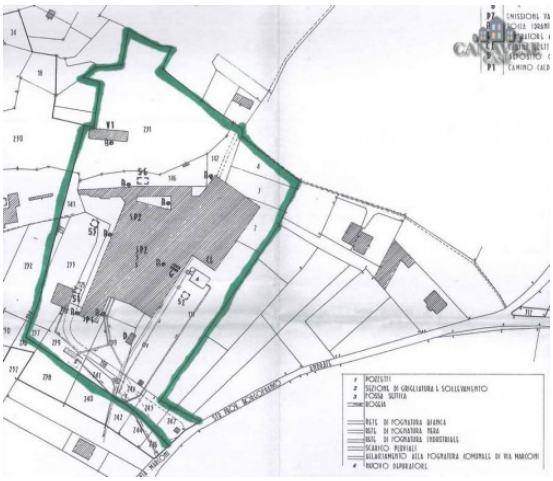


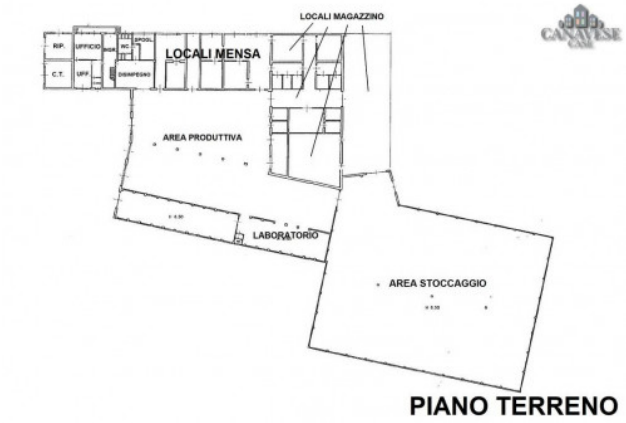


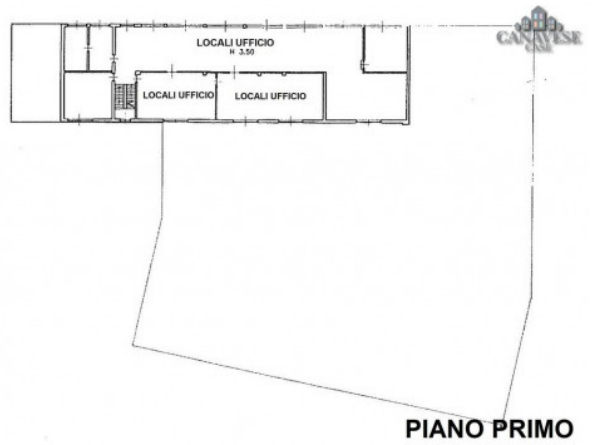


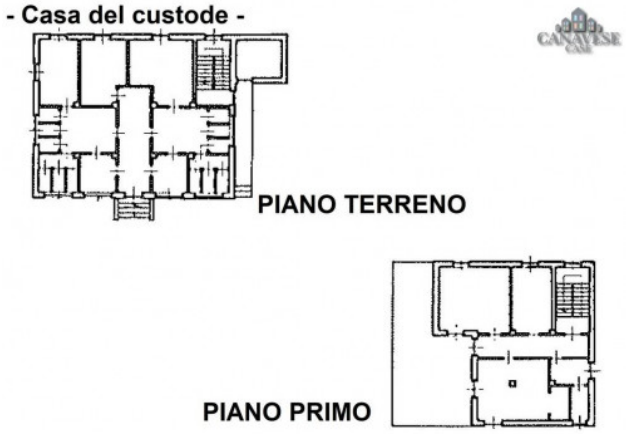


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